



West View, 26 Tamar Road, Melton Mowbray,  
LE13 0DR

 **NEWTON FALLOWELL**



 2    1    2

## Key Features

- Well Presented Detached Bungalow
- Two Double Bedrooms
- Living Room
- Conservatory
- Fitted Kitchen
- NO UPWARD CHAIN
- Garage & Driveway
- Enclosed Rear Garden
- EPC Rating U
- Freehold

Guide price £250,000





This well presented two-bedroom detached bungalow occupies a good-sized corner plot and is situated in a popular residential area close to many local amenities. Offered for sale with no upward chain and having been refurbished and neutrally decorated throughout, the accommodation comprises in brief, entrance porch, living room, kitchen, side porch, conservatory, two double bedrooms and a bathroom. There is a driveway leading to a detached garage and an enclosed Southeast facing rear garden.

Accessed via a double glazed door into the entrance porch with door into the living room with new fitted carpet, a window to the front aspect and fireplace with a coal effect electric fire, surround and hearth and a glazed door into the inner hallway with doors off to the kitchen, bathroom and two bedrooms. The kitchen is fitted with a range of white wall and base units, straight edge wooden worktops, sink and drainer, tiled splashbacks, integrated oven and hob with an extractor hood above, integrated fridge, space and plumbing for a washing machine, wood effect flooring, windows to the front and side aspects and door leading to a side porch. The fully tiled bathroom is fitted with a white three-piece suite comprising a low flush WC, wash hand basin and bath, with an overhead shower and shower screen, radiator and wood effect flooring. Bedroom one has mirrored fitted wardrobes and newly laid carpet. Bedroom two has sliding patio doors leading to a double-glazed conservatory with an apex roof, tiled floor, radiator, power and light and French doors out to the rear garden. There is a driveway providing off-road parking leading to a detached garage with a new up and over door, power and light and a well-tended and enclosed Southeast facing rear garden having mature shrubs and bushes, gravelled seating areas and timber panel fencing to the boundaries.







Entrance Porch 1.99m x 1.63m (6'6" x 5'4")

Living Room 4.8m x 3.97m (15'8" x 13'0")

Kitchen 3.49m x 2.67m (11'6" x 8'10")



Conservatory 3.12m x 2.77m (10'2" x 9'1")

Rear Porch 1.69m x 1.18m (5'6" x 3'11")

Bedroom One 3.24m x 3.01m (10'7" x 9'11")

Bedroom Two 2.97m x 2.25m (9'8" x 7'5")

Bathroom 2.22m x 1.7m (7'4" x 5'7")











#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: C

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.